

1.

Florence, New Jersey 08518-2323
January 11, 2021

The Reorganization meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Board Clerk Federico called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Board Clerk Federico then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	Joseph Cartier
Larry Lutz	Margo Mattis
Anant Patel	Dennis Puccio
Lou Sovak	Nick Haas
Kevin Minton	

Absent: None

Also Present: Solicitor David Frank
Engineer Hugh Dougherty
Planner Barbara Fegley

SWEARING IN OF NEW MEMBERS

Solicitor Frank administered the Oath of Office to Margo Mattis for a 4-year term expiring December 31, 2024 and Kevin Minton as Alt. #2 for a 2-year term expiring December 31, 2022.

ELECTION OF OFFICERS FOR 2021

Board Clerk Federico called for nominations for Chairman of the Board for the year of 2021.

It was the Motion of Mr. Buddenbaum, seconded by Mr. Lutz to nominate Anant Patel as Chairman. There were no further nominations for Chairman. Motion unanimously approved by all members present. Mr. Patel accepted the nomination, thanked the Board and was seated as Chairman.

Chairman Patel called for nominations for Vice Chairman of the Board. It was the Motion of Mr. Sovak, seconded by Mr. Lutz to nominate Brett Buddenbaum. There were no further nominations for Vice Chairman. Motion unanimously approved by all members present. Mr. Buddenbaum accepted the nomination and thanked the Board.

Chairman Patel called for nominations for Board Secretary. It was the Motion of Mr. Lutz, seconded by Mr. Cartier to nominate Larry Lutz. There were no further nominations. Motion unanimously approved by all members present. Mr. Lutz accepted the nomination and thanked the Board.

Chairman Patel called for nominations for Board Clerk. It was the Motion of Vice Chair Buddenbaum, seconded by Mr. Haas to nominate Karen Federico as Board Clerk. There were no further nominations. Motion unanimously approved by all members present. Clerk Federico thanked the Board.

2.

APPOINTMENT OF PROFESSIONAL STAFF

It was the Motion of Chairman Patel, seconded by Ms. Mattis to reappoint David Frank as Board Solicitor. Motion unanimously approved by all those present. Vice Chair Buddenbaum abstained.

It was the Motion of Vice Chair Buddenbaum, seconded by Mr. Haas to reappoint Hugh Dougherty as Board Engineer and Barbara Fegley as Board Planner. Motion unanimously approved by all those present.

RESOLUTIONS

- A. Resolution ZB-2021-01 - Authorizing the appointment of Zoning Board of Adjustment Solicitor, Engineer and Planner
- B. Resolution ZB-2021-02 – Establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act
- C. Resolution ZB-2021-03 – Adopting rules and regulations for submission and review of applications before the Florence Township Zoning Board of Adjustment

It was agreed upon to vote on all 3 resolutions at one time. It was the Motion of Mr. Lutz, seconded by Mr. Cartier to approve Resolution ZB-2021-01, Resolution ZB-2021-02 and Resolution ZB-2021-03.

Upon roll call, the Board voted as follows:

YEAS: Lutz, Cartier, Buddenbaum, Mattis, Puccio, Sovak, Patel

NOES: None

ABSENT: None

APPLICATIONS

- A. Application ZB#2020-10: Application submitted by Nino Veneziale for Bulk variance application to replace an existing 26' x 26' garage with a 40' x 40' pole barn located in the front yard on property located at 2010 Cedar Lane Ext., Florence Township.

The applicant, Nino Veneziale appeared and was sworn in by Solicitor Frank. Mr. Veneziale stated he was here tonight asking for relief to replace his existing 26' x 26' garage that is located in his front yard with a 40' x 40' garage (pole barn). He stated his existing garage is in poor condition and too small to store his vehicles and that is why he's looking to replace it with something larger. He added that he does not wish to relocate his garage to the side of his house or rear of his property due his septic being located to the side of his house. To relocate the septic would be quite costly. He stated his driveway apron will increase slightly to accommodate the larger garage. He will also be putting in a new pad under the new garage. Included in his application is the construction of a new 320 sq. ft. run-in shed which will be located at the rear of his property. That shed will be in compliance with the required setbacks.

Engineer Dougherty stated his review letter is dated 1/6/21. He confirmed that applicant is looking to replace an existing 26' x 26' garage with a 40' x 40' garage (pole barn). Because it is located in the front yard of the property, Mr. Veneziale is seeking a variance for it to remain located in the front yard as well as a front yard setback. Also, the height of the pole barn is proposed to be 22' 11", where the ordinance allows for 20'. The run-in shed is similar to a pole barn but is open and setbacks will be met for the shed.

3.

Mr. Veneziaire offered the following in testimony to answer Engineer Dougherty's review letter comments and Board members questions:

- There will be no water and sewer provided to the shed and no sewer to the garage. There is an existing hose and spigot outside the current garage that will remain.
- There will be electric supplied to the new garage. He is looking to install a heat pack unit which can supply air conditioning or heat depending on the time of year. That will be used while working in the garage and for the storage of an antique car in the garage.
- He will strictly store vehicles in the garage and possibly a future wave runner.
- His current garage is in very poor condition.
- The new garage will have steel siding, as a pole barn does; however, plywood will be put on the outside, it will then be wrapped and then sided to match his house. The roof will be shingled and there will be gutters and downspouts to match his house as well.
- The new garage is in character with the neighboring homes and there are other properties in the neighborhood with garages in the front yard.
- The new garage will be insulated.
- The new garage will be for personal use only; there will be no commercial use.
- The rear run-in shed will match the house too.

Engineer Dougherty stated that it does not appear there will be any changes to the grading. Solicitor Frank asked if the run-in shed is consistent with accessory buildings for the zone. Engineer Dougherty stated it is. He explained the ordinance talks about buildings and a less than 200 sq. ft. in size limitations; however, a run-in shed type of structure is not mentioned anywhere. The zone is AGR and calls for a 3-acre minimum. This property is undersized at 1 acre so this application could also be considered a hardship. Even though it is only 1 acre, the bulk standards for impervious coverage allowed didn't come into play; the percentage allowed is not close to being met.

It was the Motion of Mr. Cartier, seconded by Mr. Lutz to open the meeting for public comment on this application. Motion unanimously approved by all members present.

Gordon Dawson of 2 Acorn Court was sworn in by Solicitor Frank. Mr. Dawson stated even though he does not live near Mr. Veneziaire's property, that after 25 years on the township's police force, he is familiar with that area of the town. He added he has personally known Mr. Veneziaire for many years and finds him to be very truthful. Mr. Dawson stated he can vouch for Mr. Veneziaire's word.

Solicitor Frank stated that even though Mr. Dawson's testimony does not factor into the decision on this variance, it is very important as to the creditability of Mr. Veneziaire's testimony.

Hearing no one else wishing to speak, it was the Motion of Vice Chair Buddenbaum, seconded by Mr. Lutz to close public comment. Motion unanimously approved by all members present.

Solicitor Frank stated this is an application for bulk variances for a garage to be located in the front yard, front yard setback and the height of an accessory structure. The applicant is replacing an existing structure already located in the front yard. He has posed the practical difficulty to locate the garage in a conforming position. Potential conditions are that no bathroom or sewer connections are allowed and no commercial use will be done. The Board heard that the exterior finishes will be to match the dwelling so it appears to be an accessory garage instead of a pole barn. Other conditions would be the usual conditions as to escrow, taxes, and outside agencies.

4.

It was the Motion of Mr. Puccio, seconded by Vice Chair Buddenbaum to grant Application ZB#2020-10 including the conditions mentioned by Solicitor Frank.

Upon roll call, the Board voted as follows:

YEAS: Puccio, Buddenbaum, Cartier, Lutz, Mattis, Sovak, Patel

NOES: None

ABSENT: None

MINUTES

It was the Motion of Mr. Cartier, seconded by Mr. Haas to approve the minutes from the Regular Meeting and Closed Session of December 7, 2020. Motion unanimously approved by all members present.

CORRESPONDENCE

There were no items of correspondence.

OTHER BUSINESS

There was no other business discussed.

PUBLIC COMMENT

Information regarding how to virtually attend this meeting has been provided in a published notice as well as listed on the township website.


It was the Motion of Ms. Mattis, seconded by Mr. Haas to open the meeting for public comment. Motion unanimously approved by all members present.

Hearing no one wishing to speak, it was the Motion of Vice Chair Buddenbaum, seconded by Mr. Cartier to close public comment. Motion unanimously approved by all members present.

Solicitor Frank, Engineer Dougherty and Planner Fegley all thanked the Board for reappointing them for 2021. Solicitor Frank stated he liked Florence Township and the Board very much. The Board is made up of real people trying to do best for their community.

ADJOURNMENT

It was the Motion of Mr. Cartier, seconded by Vice Chair Buddenbaum to adjourn the meeting at 8:08 p.m. Motion unanimously approved by all members present.


Karen Federico, Acting Secretary

/kf